094.0	0007	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	577,300 / 577,300
					USE VALUE:	577,300 / 577,300
					ASSESSED:	577,300 / 577,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		EDMUND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DECOSTA THERESA L
Owner 2:	PIETERS KATHARINE W
Owner 3:	
Street 1:	11 EDMUND ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOYLE EDITH E -
Owner 2:	LIFE ESTATE -
Street 1:	11 EDMUND ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Asbestos Exterior and 1197 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4010.000	198,200	900	378,200	577,300
Total Card	0.092	198,200	900	378,200	577,300
Total Parcel	0.092	198,200	900	378,200	577,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.29 /Parcel: 482.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 61907

GIS Ref

GIS Ref

Insp Date 09/08/18

!7763!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 094.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	198,200	900	4,010.	378,200	577,300		Year end	12/23/2021
2021	101	FV	192,700	900	4,010.	378,200	571,800		Year End Roll	12/10/2020
2020	101	FV	193,100	900	4,010.	378,200	572,200	572,200	Year End Roll	12/18/2019
2019	101	FV	175,000	900	4,010.	383,600	559,500	559,500	Year End Roll	1/3/2019
2018	101	FV	166,700	0	4,010.	286,400	453,100	453,100	Year End Roll	12/20/2017
2017	101	FV	166,700	0	4,010.	259,300	426,000	426,000	Year End Roll	1/3/2017
2016	101	FV	166,700	0	4,010.	248,500	415,200	415,200	Year End	1/4/2016
2015	101	FV	162,800	0	4,010.	210,700	373,500	373,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:08:13

LAST REV

Date	Time
09/27/18	13:29:16
mmcmakin	

PAT ACCT. 7763

USER DEFINED

Prior Id # 1:	61907
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOYLE EDITH E	53322-267		8/3/2009		364,000	No	No		
DOYLE EDITH E	39934-120		7/14/2003	Family		No	No		
DOYLE EDITH E--	39934-119		7/14/2003	Family		No	No		
	8924-435		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2017	528	Porch	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	Inspected	BS	Barbara S
8/15/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	Meas/Inspect	163	PATRIOT
10/25/2000	Hearing Chag	201	PATRIOT
3/7/2000	Inspected	276	PATRIOT
2/2/2000	Mailer Sent		
2/2/2000	Measured	197	PATRIOT
8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4010		Sq. Ft.	Site		0	70.	1.35	5									378,210						378,200	

Total AC/HA:	0.09206	Total SF/SM:	4010	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	378,210	Spl Credit		Total:	378,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.92408860
Adj $ / SQ:	168.415
Other Features:	64300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	283417
Depreciation:	85252
Depreciated Total:	198165

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

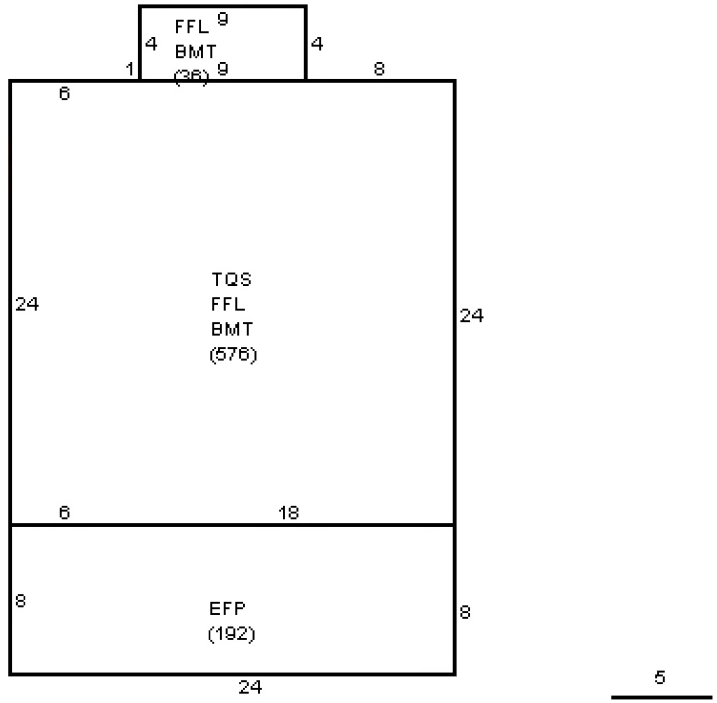
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.42
Special Features:	0	Val/Su Net:	107.25
Final Total:	198200	Val/Su SzAd	189.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	612	58.730	35,946
FFL	First Floor	612	168.420	103,070
TQS	3/4 Story	432	168.420	72,755
EFP	Enclos Porch	192	38.260	7,346

Net Sketched Area:	1,848			Total:	219,117
Size Ad	1044	Gross Area	1992	FinArea	1197

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	B	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 094.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X17	A	AV	2014	3.72	T	5	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900